

JASPER REDEVELOPMENT COMMISSION

Minutes of the Meeting – November 3, 2015

The Jasper Redevelopment Commission met on Tuesday, November 3, 2015, in the Council Chambers of City Hall located at 610 Main Street. Notice was given in compliance with Indiana's Open Meeting Law.

CALL TO ORDER

President John Bell called the meeting to order at 8:00 a.m.

ROLL CALL

President John Bell	present
Vice President John Schroeder	present
Secretary John Kahle	present
Member Andrew Seger	present
Member Ray Howard	present
Non-voting advisor Bernie Vogler	present
Renee Kabrick - Commission's Attorney	present
Kathy Pfister - Recording Secretary	present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Ray Howard made a motion to approve the Commission's minutes as presented from the October 6, 2015 regular meeting. Secretary John Kahle seconded it. The motion carried 5-0.

BARNES AND THORNBURG ENGAGEMENT LETTER

Attorney Kabrick informed the board that Richard Starkey has been assisting the City as a consultant in the process of establishing the Riverfront TIF.

CONSIDERATION OF CONFIRMATORY RESOLUTION FOR RIVERFRONT TIF

Ed Curtain, of CWC Latitudes, presented a power point presentation on behalf of his client, Jane Hendrickson, owner of Boxer Girl, LLC of Indianapolis, who purchased the former Jasper Cabinet property to construct River Centre. River Centre will include apartment complexes, a hotel and commercial space and green space between the developments and the Patoka River. The Tax Increment Finance District (TIF) will be bordered by Third Avenue, the Patoka River, Main Street, Second Street and Mill Street. Some of the buildings on the site will be razed; four smaller additions behind the building and one that sits closest to the corner of Jackson and Second Streets. The structures kept intact will be converted into the multi-use site. Design plans for the Centre are expected to be finished by 2017, with construction completed in 2018.

Discussion followed. Board members were all in favor of the project and thanked Ms. Hendrickson for her vision and purchasing the property, which has been vacant for several years. With no remonstrators present, Ray Howard made a motion to close the public hearing. Andy Seger seconded it. Motion carried 5-0.

City Attorney Kabrick explained to the board that due to a scrivener's error, Resolution RC2015-1 was assigned twice, originally for the Confirmatory Resolution for the original TIF in January, 2015 and again, mistakenly, for the Declaratory Resolution for the Riverfront TIF. There was also an amended Declaratory Resolution, RC2015-2. To correct the error, Attorney Kabrick asked the board to approve Resolution RC2015-4, which would change the Declaratory Resolutions to RC2015-2 and RC2015-3.

Secretary Kahle made a motion to approve Resolution RC2015-4. Andy Seger seconded it. Motion carried 5-0.

Vice President Schroeder made a motion to approve Confirmatory Resolution RC2015-5, which finalizes the Riverfront TIF. Ray Howard seconded it. Motion carried 5-0.

UPDATE ON DOWNTOWN COURTHOUSE SQUARE PROJECT

President Bell shared an update with the board stating that the selected committee interviewed five out of the nine firms that submitted Requests for Proposal for the Downtown Courthouse Square project. Bell said the committee has narrowed it down to two and before selecting its top choice, some committee members plan to site visit some projects developed by each of the firms to see a better look at their work. The committee plans to choose a firm by the December meeting.

ADJOURNMENT

Following some discussion, a motion was made by Secretary John Kahle and seconded by Andy Seger to adjourn the meeting. The motion carried 4-0, and the meeting was adjourned at 8:35 a.m.

John Bell, President

Attest:

John Kahle, Secretary

Recording Secretary, Kathy Pfister